




A New Zoning Ordinance

PUBLIC HEARING – FEBRUARY 28, 2024

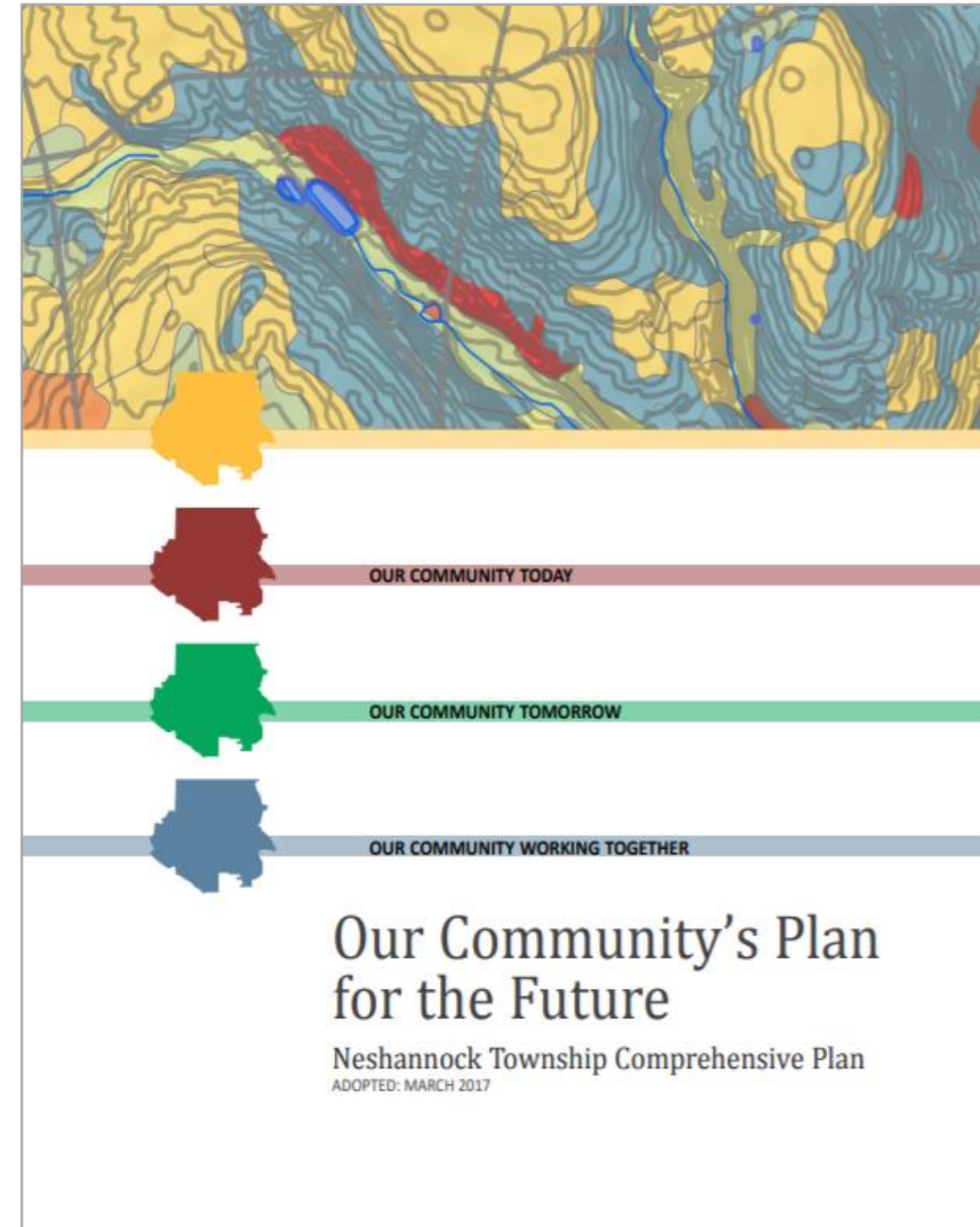
Comprehensive Plan

- Adopted in 2017.
- Outlined a series of goals and strategic steps to achieve them. 
- Identified areas of focus for the Township's future:

 Economic Development

 Community Character

 Community Infrastructure



Zoning Is...

A community planning tool to reinforce development patterns that encourage:

- Economic vitality
- Public health and safety
- Local development goals





What's Been Updated? Overview of the Articles

Article I –
General Provisions

Article II –
Definitions

Article III –
District Regulations

Article IV –
Criteria For Granting
Conditional Uses and
Uses by Special
Exception

Article V –
General Regulations

Article VI –
Signs

Article VII –
Supplemental
Regulations

Article VIII –
Planned Residential
Development

Article IX –
Nonconforming Uses,
Structures, And Lots

Article X –
Zoning Hearing Board

Article XI –
Administration and
Enforcement

Article I – General Provisions

Outlines the official Ordinance Title, the authority for which the ordinance can be enforced, the purpose, and community objectives based on the current Comprehensive Plan.

SECTION 103

COMMUNITY DEVELOPMENT OBJECTIVES

The Neshannock Township Comprehensive Plan established community development goals and objectives to enhance the Township's future. Those goals include the following and any updates to the development objectives as part of an update to the Township's Comprehensive plan are incorporated herein by reference such that the objectives of the most recently adopted Comprehensive Plan apply.

- A. Strong local economy with consistent job growth that is an important part of the region's economy.
- B. Unique community character that instills a sense of pride in residents and welcomes visitors.
- C. Clear community identity that is communicated in a way that attracts new businesses and residents.

Article II – Definitions

Defines words and phrases used throughout the ordinance as well as defining the land uses permitted in the Township



Builder's Supply - A retail store which sells primarily raw building or landscape materials, including, but not limited to, lumber, stone, and topsoil. Pg. 15



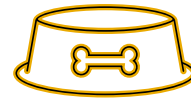
Lot - A tract or parcel of land or several contiguous tracts or parcels under common ownership described in deeds or other instruments pursuant to the laws of the Commonwealth and which are used or proposed to be used or developed as a single entity under the terms of this Ordinance. Pg. 25



Use – Any activity, business, or purpose for which any lot or structure is utilized. Pg. 43



Dwelling - Any building designed or used as permanent living quarters for one or more residents, not including hotels, motels or lodging or boarding houses. Pg 18



Pet Services - A business establishment that sells pet food and other pet care products to the general public. Pg. 31
















Township – The Township of Neshannock, Lawrence County, Pennsylvania. Pg. 43

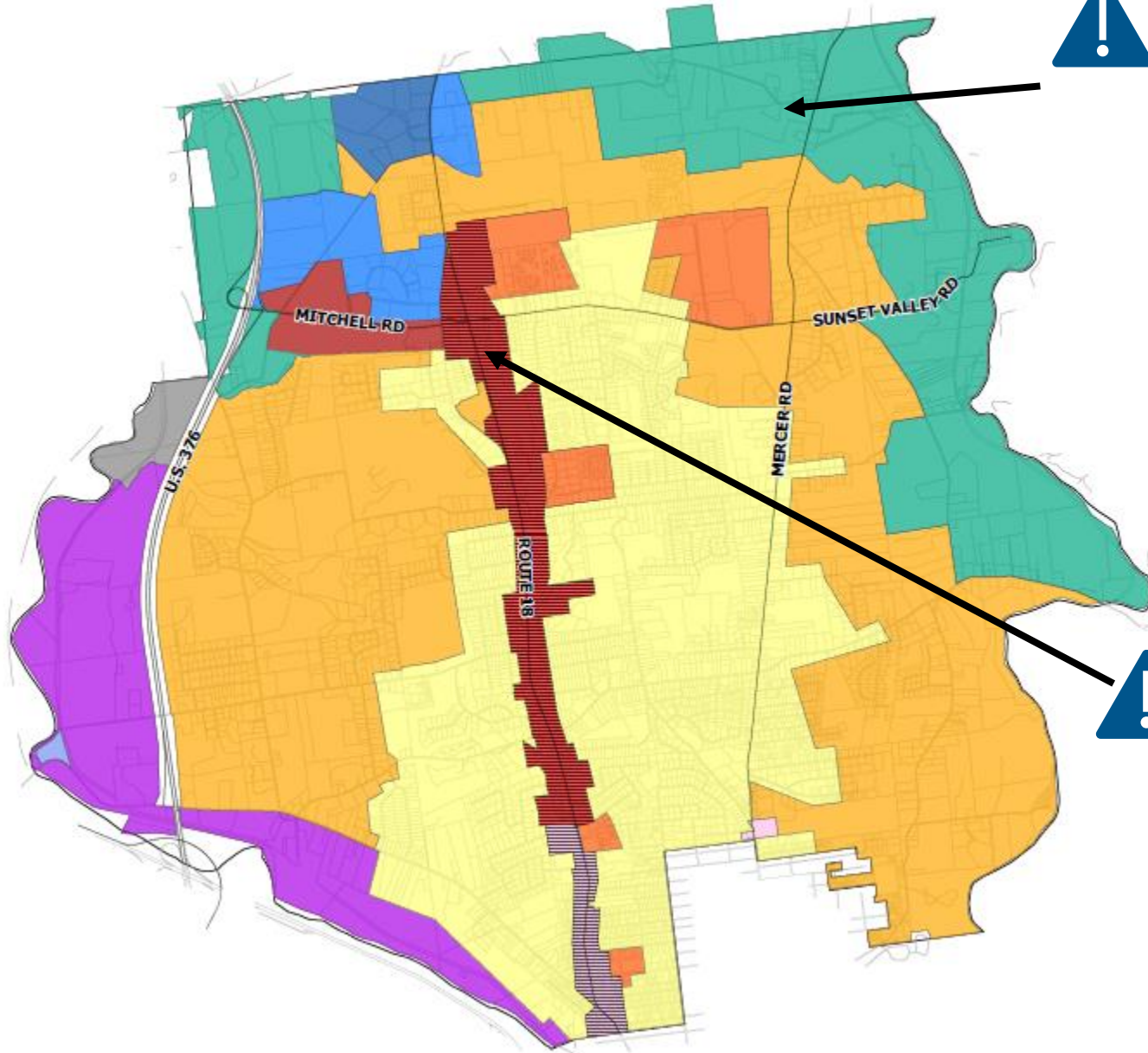
Article III – District Regulations

Provides the general regulations for each Zoning District in the Township

The Districts Pg. 47

Zoning District

	R-1-A
	R-1
	R-2
	R-2-A
	R-3
	C-1
	C-2
	C-3
	B-P
	I-P
	I-1
	I-1-A
	RTO - Route 18 Overlay District



This ordinance update includes The renaming of the A-1, Agriculture District, to the new R-1-A Residential/Agriculture District. The change also includes a new purpose for the district, along with updated area and bulk regulations. Single-Family dwellings now have a minimum lot size of 2 acres (previously 1 acre).



This ordinance update also includes the new Route 18 Overlay District.

The Districts Pg. 47

R-1-A Residential/Agriculture	R-1 Residential Urban	R-2 Residential Rural	R-2-A Special Residential Rural	R-3 Residential High-Density
C-1 Limited Commercial	C-2 Highway Commercial	C-3 Special Commercial	I-1 General Industrial	I-P Industrial Park
	I-1-A Special Industrial	B-P Business Park	RTO Route 18 Overlay District	

* Each District has a unique purpose outlined in the Ordinance. Pg 47

Route 18 Overlay (RTO) District Pg. 69

District Purpose Pg. 48. - The purpose of the Route 18 Commercial Overlay District is to develop a District along the vital Route 18 corridor that provides the Township with shopping, personal, professional, and medical services, and employment opportunities. At the same time, maintaining a character unique to Neshannock Township by ensuring provisions for building design standards, landscaping and screening, and various other elements that add to a location's character and protect the District from ready-made architecture.

Permitted Uses? All uses permitted currently in the C-1 and C-2 Districts.

Additional Regulations? Examples include, (starting on pg. 69)

- detailed façade requirements to limit “ready-made architecture”.
- Lighting and screening requirements.
- Landscape requirements
- Access management and connectivity

The Use Chart Pg. 49

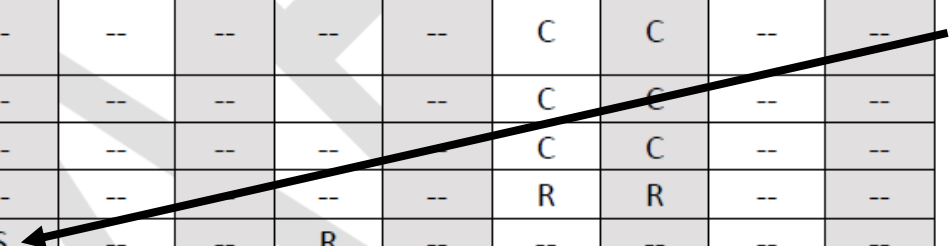
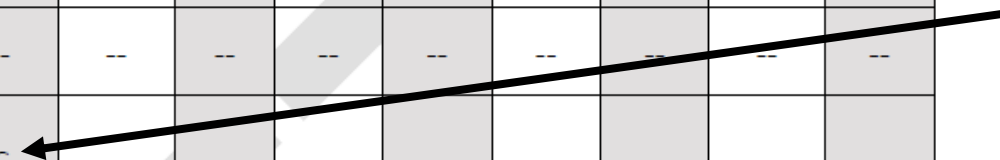
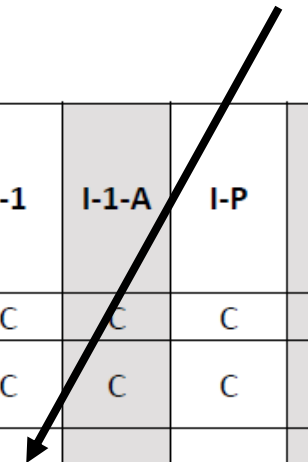
Uses

Key: R – Permitted by Right C – Conditional Use S - Special Exception -- Not permitted	R-1-A	R-1	R-2	R-2-A	R-3	C-1	C-2	C-3	I-1	I-1-A	I-P	B-P
Gun Range, Indoor	--	--	--	--	--	C	C	C	C	C	C	C
Gun Range, Outdoor	--	--	--	--	--	--	--	--	C	C	C	C
Health Club/Fitness Center	--	--	--	--	--	R	R	R	R	R	R	R
Hospitals	--	--	--	--	--	--	C	C	--	--	--	--
Hotel	--	--	--	--	--	--	R	R	--	--	--	C
Hunting or Fishing Club	R	--	--	--	--	--	--	--	--	--	--	--
Impoundment (for Oil and Gas Operations)	C	--	C	C	--	--	--	--	--	--	--	--
Independent Living Facility	--	--	--	--	C	--	--	--	--	--	--	--
Indoor Amusement	--	--	--	--	--	--	R	--	--	--	--	--
Junk Yard/Salvage Yard	--	--	--	--	--	--	--	--	C	C	--	--
Kennel	--	--	--	--	--	--	--	--	C	C	--	--
Landfill	--	--	--	--	--	--	--	--	C	C	--	--
Laundry Facility	--	--	--	--	--	--	--	--	R	R	--	--
Library	--	S	S	S	--	--	R	--	--	--	--	--

Permitted by Right

Conditional Use

Special Exception



District Area and Bulk Regulations Pg. 52

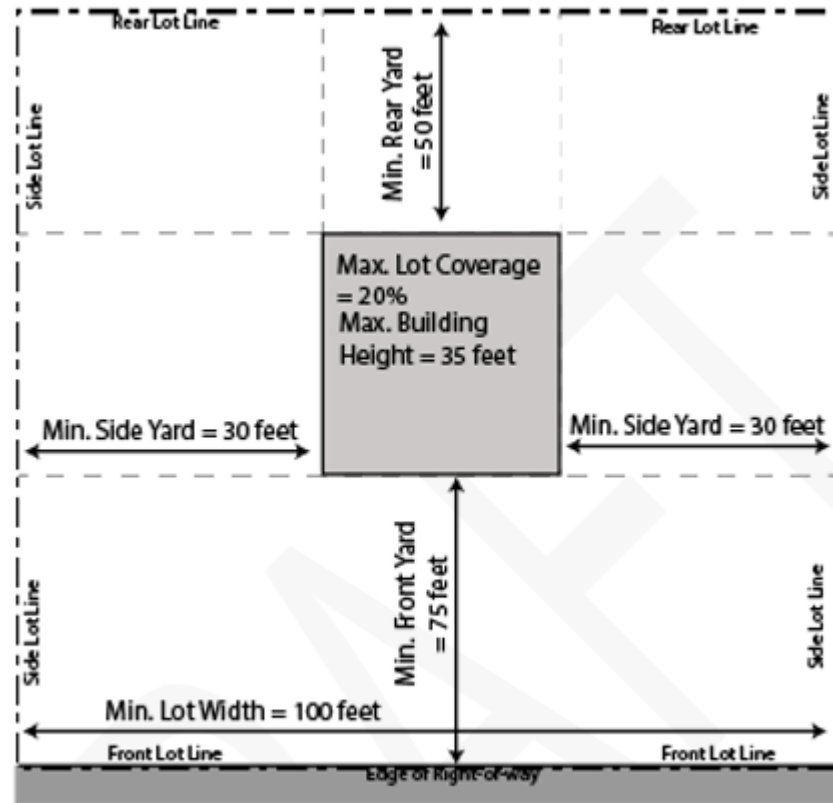
*2 charts – One for Residential uses (pg.56) and one for Non-Residential uses (pg. 63)

Area and Bulk Regulations - Residential Zoning Districts					
	R-1-A	R-1	R-2	R-2-A	R-3
Minimum Lot Size	<ul style="list-style-type: none"> Single family dwelling – 2 acres. All other uses – 10 acres 	<ul style="list-style-type: none"> Lots with public water and sewer – 7,500 square feet Lots with either public water or sewer – 15,000 square feet Lots without public water and sewer – 20,000 square feet 	<ul style="list-style-type: none"> Farm – 10 acres Single-family dwelling or group home without public sewers 40,000 square feet Single-family dwelling or group care facility with public sewers – 20,000 square feet 	<ul style="list-style-type: none"> Single-family dwelling – 2 acres All other uses - 10 acres 	<ul style="list-style-type: none"> Single-family dwelling or group home 7,800 square feet Two-family dwelling 11,000 square feet Multi-family dwellings – 3-9 Units – 20,000 square feet. 10 or more units – 40,000 square feet All other Uses – 20,000 square feet
Minimum Lot Width	<ul style="list-style-type: none"> 100 feet 	<ul style="list-style-type: none"> Lots without public water and sewer – 100 feet All others – 75 feet 	<ul style="list-style-type: none"> 100 feet 	<ul style="list-style-type: none"> 100 feet 	<ul style="list-style-type: none"> Single-family dwelling or group home – 60 feet Two-family dwelling – 75 feet All other principal structures – 100 feet
Lot Coverage	20% Maximum	30% Maximum	30% Maximum	30% maximum	35% maximum
Minimum Front Yard	<ul style="list-style-type: none"> 75 feet from edge of right-of-way 	<ul style="list-style-type: none"> Lots 7,500 – 14,999 feet in area – 55 feet from the edge of the right-of-way Lots 15,000 or more square feet in area – 75 feet from edge of right-of-way 	<ul style="list-style-type: none"> 75 feet from edge of right-of-way 	<ul style="list-style-type: none"> 75 feet from the edge of right-of-way 	<ul style="list-style-type: none"> Single-family dwelling unit, two-family dwelling or group homes – 55 feet from edge of right-of-way All other principal structures – 75 feet from edge of right-of-way

Area and Bulk Regulations - Non-Residential Zoning Districts						
	C-1	C-2	C-3	I-1/I-1A	I-P	B-P
Minimum Lot Size (Square Feet)	<ul style="list-style-type: none"> Single-Family Dwelling – 7,500 Two-Family Dwelling – 11,000 Multi-Family Dwelling - 3-9 Units 20,000 - 10 or More Units 40,000 All Other Uses – 7,500 	15,000	3 acres	40,000	2 acres	1 acre
Minimum Lot Width	75 feet	100 feet	400 feet	150 feet	200 feet	150 feet
Lot Coverage (Maximum)	40%	40%	40%	40%	30%	35%
Minimum Front Yard (From Edge of Right-of-Way)	55 feet	55 feet	50 feet	75 feet	75 feet	50 feet
Minimum Rear Yard	20 feet	30 feet	50 feet	50 feet	50 feet	50 feet
Minimum Side Yard	15 feet each side	10 feet each side	20 feet each side	50 feet each side	50 feet each side	20 feet each side
Maximum Height	<ul style="list-style-type: none"> All principal structures – 100 feet All residential accessory structures – no higher than the principal structure All other accessory structures – 100 feet 	100 feet	100 feet	100 feet	100 feet	100 feet

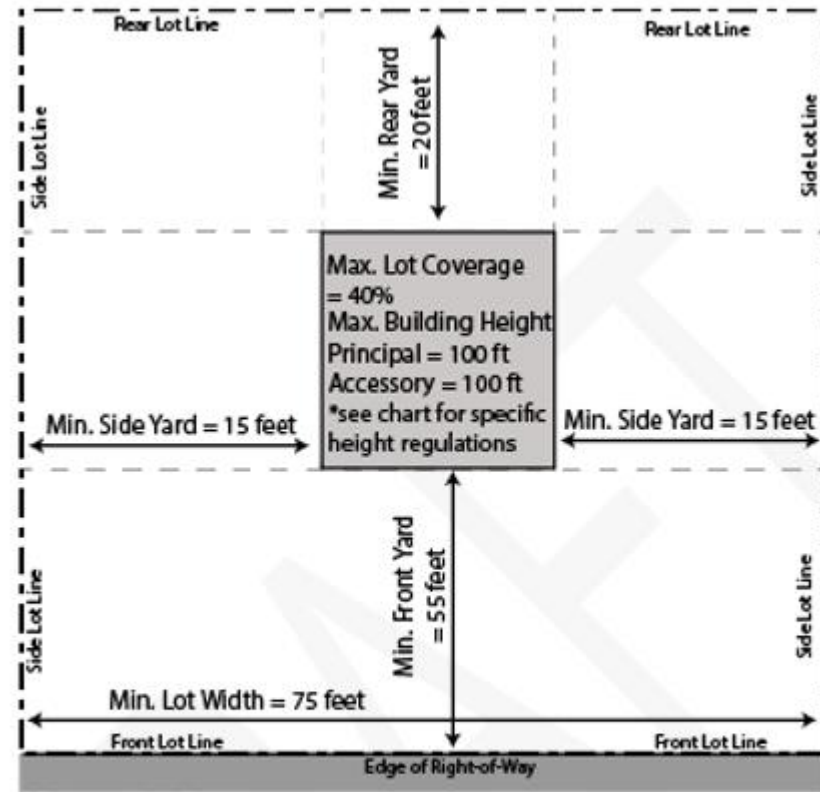
District Area and Bulk Regulation Diagrams (starting on Pg. 56)

R-1-A District Area and Bulk Regulations



Minimum Lot Sizes
 Single Family Dwelling = 2 Acres
 All other uses = 10 Acres

C-1 District Area and Bulk Regulations



Minimum Lot Sizes
 Single-family dwelling = 7,500 sq. ft
 Two-family dwelling = 11,000 sq. ft
 Multi-family dwelling (3-9 units) = 20,000 sq. ft / (>10 Units) = 40,000 sq. ft
 All other principal uses = 7,500 sq. ft

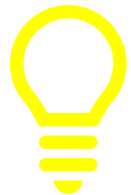
Article IV – Criteria for Granting Conditional Uses and Uses by Special Exception

Provides the minimum conditions for approval of a Conditional Use or Special Exception. The Township has the right to attach additional conditions as deemed necessary.

Regulation Examples (Starts on Pg. 70)

Section 400.5 Bar/Night Club

- A. All Bars/Nightclubs shall obtain a Pennsylvania Liquor Control Board (PLCB) License prior to operation.
- B. Nightclubs shall cease operations between the hours of 2:00 a.m. and 11:00 a.m.
- C. Outdoor seating areas shall be fully enclosed, connected to and accessible only from the interior of the principal structure, and shall cease operation at 11 p.m.
- D. There shall be no noise or vibration discernible along any property line greater than the average noise level occurring on adjacent streets and properties.
- E. All operations shall be conducted within a completely enclosed building and doors and windows shall remain closed during hours when entertainment is presented.
- F. The owner/operator of the night club shall provide private security, licensed under the laws of the Commonwealth of Pennsylvania, if the maximum permitted occupancy of the night club exceeds one hundred (100) persons.
- G. Any night club which proposes a maximum permitted occupancy of two hundred (200) or more persons shall be located at least five hundred (500) feet from any property line, which adjoins any Residential Zoning District classification.



There is over 75 uses listed as Conditional or Special Exception. Each with unique conditions attached!

Section 400.44 Micro-Brewery Pub

- A. Operations shall cease between the hours of 2:00 a.m. and 11:00 a.m. prevailing time, and the establishment may not be open to the public during those hours.
- B. Shall not be located closer than six hundred (600) feet to another similar existing use.
- C. Operations shall be regulated so that nuisances, such as excessive noise levels, shall not be created. The Township may attach such reasonable conditions as it deems necessary to ensure the operation complies with this requirement.
- D. Outdoor storage of materials shall not be permitted.
- E. All Micro-Breweries/Distilleries shall obtain a Pennsylvania Liquor Control Board (PLCB) License prior to operation.

Section 400.59 Repair Garage

- A. All auto-repair activities shall be conducted within a completely enclosed building.
- B. All automobile parts, dismantled vehicles and similar materials shall be stored within a completely enclosed building.
- C. All fuel, oil, or similar substances shall be stored at least twenty-five (25) feet from any property line.
- D. All property lines adjoining Residential Use or Zoning District classification shall be screened by a buffer area, as described in this Ordinance.
- E. All lighting shall be shielded away from adjacent properties and streets.
- F. All performance standards of this Ordinance shall be met.

Article V – General Regulations

Regulations that all users must
adhere to.

Article Overview (Starts on Pg. 128)

Section 500 – Performance Standards

- Fire Hazards and Protection, Radioactivity and Electrical Disturbances, Noise, Vibration, Smoke, Orders, Air Pollution, Glare, Erosion, and Water pollution.

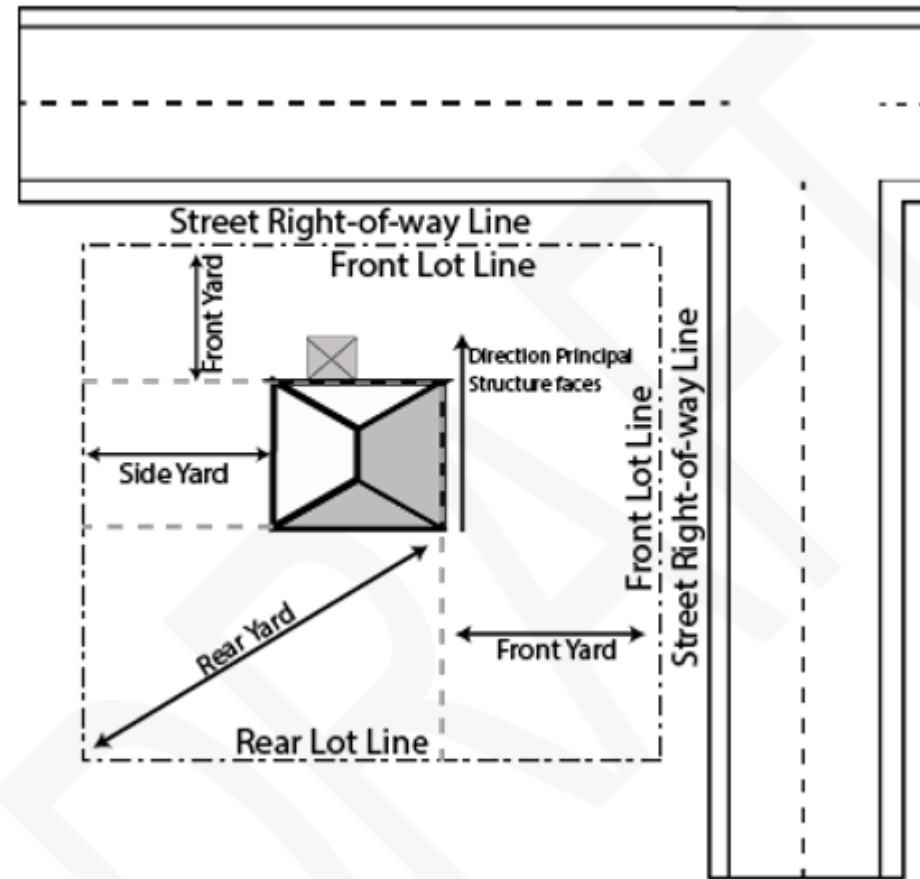
Section 501 – Lot/Yard Requirements (pg. 129)

- 501.1 – requires all lots to only have one principal use and all structures to be on permanent foundations.
- 501.2 – Special requirements for Corner and Flag Lots

Section 502 – Permitted Projections into Required Yards. (pg. 133)

Section 506 – Off-Street Parking and Loading Requirements (starting on Pg. 134, table on Pg. 137)

Figure 500 – Corner Lot



Article VI – Signs


Regulations that encourage sound signage practices with respect to size, lighting, spacing, placement, and type of signs.

Article Overview (Starts on Pg. 144)

General Regulations (Pg. 144)

- Lots with Multiple Street Frontage
- Temporary Signs
- Notification signs
- Visibility
- Illumination
- Construction, Maintenance, and Inspection
- Removal of Abandoned Signs
- Permits Required
- Existing Signs on Lots containing More than One Business
- Maximum Surface Area Requirements by District
- Surface Area of Signs

Number, Location and Size, By Zoning District (Pg. 147)

- Ordinance includes new chart* 
- And Additional regulations for various other signs. (starting on Pg. 148)

Sign Requirements by Zoning Districts					
Zoning Districts					
		R-3	C-1/I-P	C-2/C-3	B-P/I-1/I-1A
Pole Signs	Number	N/A	(1) per lot regardless of number of business	(1) per lot regardless of number of businesses	(1) per lot regardless of number of businesses
	Max. Size (square feet)	N/A	(40) for 1-3 businesses or (70) for 4+ businesses	(100) for 1-3 businesses or (150) for 4+ businesses	(150) for 1-3 businesses or (200) for 4+ businesses
	Height (feet)	N/A	Min. height of (12) if installed over parking or driveway. Max. Height of (20)	Min. height of (12) if installed over parking or driveway. Max. Height of (20)	Min. height of (12) if installed over parking or driveway. Max. Height of (30)
	Location (feet) measured from edge of sign	N/A	No closer than (3) to the ROW or (10) to any other property line	No closer than (3) to the ROW or (10) to any other property line	No closer than (3) to the ROW or any other property line
Wall Signs	Number	(1) per business or establishment	No limit provided the maximum surface area for all signs does not exceed (100) square feet	No limit provided the maximum surface area for all signs does not exceed (100) square feet	No limit provided the maximum surface area for all signs does not exceed (150) square feet
	Max. Size (square feet)	20	100	100	150
	If Projecting	N/A	(1) sign per business, Max. size of (12) square feet to be included in the surface area requirements	(1) sign per business, Max. size of (12) square feet to be included in the surface area requirements	(1) sign per business, Max. size of (40) square feet in addition to the surface area requirements

Article VII – Supplemental Regulations

Regulations that apply to uses that are Permitted by Right and Accessory uses (all Accessory Uses are Permitted by Right)

Regulation Examples (Starts on Pg. 152)

SECTION 704 HOBBY FARMS

Where authorized by this Ordinance, hobby farms shall meet all of the following regulations:

- A. A tract of at least three (3) acres, but less than ten (10) acres shall be required for a hobby farm.
- B. Hobby farms may include any of the activities encompassed by agriculture, as defined by this Ordinance, however, the hobby farm shall be restricted to personal use and enjoyment and any sale of animals or produce shall not constitute the principal economic activity of the residents of the hobby farm.
- C. Roadside stands or signs advertising the sale of products shall not be permitted on a hobby farm.
- D. The number of animals maintained on a hobby farm, if any, shall be reasonably related to the size of the property, the area available for grazing and the capacity of the land to sustain the animals in accordance with USDA Regulations.
- E. Any area of the property used for grazing shall be adequately fenced, to properly and efficiently enclose the animals and to protect adjacent properties.
- F. No grazing of animals shall be permitted any closer than one hundred (100) feet to any occupied dwelling, other than the owner's dwelling.
- G. No building housing animals shall be located closer than one hundred (100) feet to any occupied dwelling, other than the owner's.
- H. The owner of the hobby farm shall not permit any litter or droppings from horses or other animals to collect so as to result in the presence of fly larvae or objectionable odors.

SECTION 713 RIDING ACADEMY ACCESSORY USE

- A. Such uses shall be accessory to a farm.
- B. No building housing animals shall be closer than two hundred (200) feet to any property line.
- C. All property lines adjoining Residential Use or Zoning District classification shall be screened by a buffer area, as described in this Ordinance.
- D. All training areas and bridal paths shall be adequately fenced to protect adjoining properties.

SECTION 720 TINY HOME

- A. The Tiny Home shall have a minimum of 150 square foot and a maximum 400 square foot of habitable floor area.
- B. The Tiny Home must be served by water and sewer. Connection to public water and/or sewer shall conform to the regulations of the Authority responsible for each utility. If public water and/or sewer is unavailable, the Tiny Home shall be physically connected to a sewage disposal and water supply system that does not exceed the total number of occupant's maximum capabilities for which the system was designed. Any connection to and/or expansion of an individual on-lot sewage disposal system shall be reviewed by the Municipal Sewage Enforcement Officer, and the applicant shall present evidence of such review and all necessary approvals.
- C. The Tiny Home shall provide one (1) off-street parking space.
- D. The maximum density of the Zoning District may not be exceeded.
- E. The setback requirements of the underlying Zoning District shall be required.
- F. If the Tiny Home is constructed on a permanent foundation, the guidelines of the Pennsylvania Uniform Construction Code shall apply.
- G. If the Tiny Home is placed on wheels, the requirements of the Department of Housing and Urban Development (HUD) shall apply.

Article VIII – Planned Residential Development

Regulations for PRD site design, applications and review processes.

Article Overview (Starts on Pg. 170)

Section 800. Purpose

Section 801. Applicability and Relationship to Other Ordinances

Section 802. Site Area, Ownership, Use and Density Requirements

Section 803. Access and Availability of Public Services

Section 804. Common Open Space

Section 805. Buffer Areas

Section 806. Administration and Approval

Section 807. Criteria for Tentative Approval

Section 808. Application for Final Approval

Design

Process

The purpose of these Planned Residential Development (PRD) regulations is to permit residential development, which is more creative and imaginative than is generally possible under conventional Zoning District controls and subdivision requirements. Further, these regulations are intended to promote more economical and efficient use of the land while providing a compatible blend of housing types, amenities and community facilities of high quality, oriented to the specific development site and preserving the natural scenic qualities of open space.

Article IX – Nonconforming Uses Structures and Lots

Regulations for uses, structures and lots that do not conform to the regulations of this Zoning Ordinance.

Article Overview (Starts on Pg. 183)

Section 900. Applicability

Section 901 Nonconforming Uses

Example – Single-family dwelling in the C-1 District.

Section 902 Nonconforming Structures

Example – Signs that do not conform with the Sign Article (VI).

Section 903 Nonconforming Lots

Example – Lots that do not conform with the area and bulk regulations of there respected Zoning District.

Section 904 Registration of Nonconformity

Article X – The Zoning Hearing Board

Outlines the creation, roles,
and responsibilities of the
Zoning Hearing Board along
with the process of a Hearing.

Article Overview (Starts on Pg. 187)

Section 1000 – General

Section 1001 – Powers and Duties



Section 1002 – Procedures

Section 1003 – Appeals from Boards Decision

Jurisdiction – What issues are resolved by the Zoning Hearing Board?

1. Substantive challenges to the validity of any land use ordinance, except curative amendments brought before the Township Board of Supervisors.
2. Challenges to the validity of a land use ordinance raising procedural questions or alleged deficits in the process of enactment or adoption.
3. Appeals from the determination of the Zoning officer.
4. Appeals from the determination of the Township Engineer.
5. Application for a variance.
6. Application for uses by Special Exception.

Article XI – Administration and Enforcement

Outlines the roles and responsibilities of Township Supervisors and Staff in terms of this ordinance.

Article Overview (Starts on Pg. 190)

Section 1100 – Intent

Section 1101 – Zoning Officer



Roles and Responsibilities of the Zoning Officer, including but not limited to reviewing and issuing various permits such as zoning and sign permits

Section 1102 – Responsibilities of the Applicant

Section 1103 – Enforcement

Section 1104 – Application Procedures



From Conditional Uses and Special Exceptions to Building and Zoning Permits

Section 1105 – Procedure for Amendments

Next Steps

